

# MONTHLY MEETING MINUTES

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October 23, 2023 / 7:00 PM / VIRTUAL

## ATTENDEES

- See external list with approximately 20 participants.

## CALL TO ORDER

- Vice-President Randy Painter called the meeting to order at 7:03pm.

## REGULAR BUSINESS

### Ballston BID (Allyson Ugarte)



- In discussion, members asked Allyson to follow up with the BID on possible changes to sign requirements. One member noted the County Board is looking at developer requests to address the commercial property vacancy matters.

### September Meeting Minutes

- Paul moved to approve. Sharon seconded. No opposition. September 2023 minutes are approved.

### Treasurer's Report (Giang Dang)

- No report. Mallory reported that the PayPal problem issue is being addressed.

### Arlington Civic Federation (Sharon Valencia, Ken Hughes, Robbi Woodson)

- Ken Reported that the 2040 Vision was presented at the last Civ-Fed meeting. For more information, please visit <https://www.civfed.org>. People may attend via Zoom or in-person. Neighbors are encouraged to look at the CivFed minutes and to watch the video. <https://vimeo.com/873533036>

## Arlington Neighborhoods Program (Ken Hughes)

- Ken reported that ARNAC is supposed to send out a note to the members on the list of projects followed by voting on them in Nov/Dec. A survey has gone out with a low response rate. Generally there is not much to report.

## Upcoming External Speakers

- Jim has a list of speakers that we have been collecting. Among possible topics previously discussed: YMCA; 11th and Vermont; Mt. Olivet.

## Developments

- **YMCA.** Paul shared that there have been no updates since the last meeting. The new SPRC lead as of December, is Devanshi Patel, the current Planning Commission Chair. Elizabeth Gearen's term ended - the previous chair. Peter Schultz is still the staffer running this from the County. Nia noted that there is nothing yet on the Planning Commission calendar - and will let BVSCA know if she learns that something is scheduled. There was discussion generally about the increasing costs of development - materials, labor, financing, etc. See <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/3400-13th-St-N-YMCA>.
- **Quincy/Buck Site.** Maurya notified the membership of the earlier (Spring 2022) approval by BVSCA to pursue an appeal to the Board of Zoning Appeals (BZA) related to the 2022 Zoning Determination related to the Quincy Site and the County Board's (then) plan to approve the ART buses and White Fleet uses on the site - to which BVSCA had sent two detailed letters specifying the many violations that would occur (see the BVSCA website). Maurya noted that after much delay, the BZA - after a wrongful cancellation by staff - had passed a resolution to hear the appeals and that we had been notified of the need to pay the administrative fee for the appeal for the matter to be heard at a date to be determined - sometime after November 2023. The fee in question is understood to be under \$650, though going back to when it was submitted, we may be able to assert that a lower fee is in order (whatever the earlier amount was at the time of submission). Steve further clarified that the BZA members are appointed by the Arlington Circuit Court - separate from the County government and staff. He shared the purpose of the appeal and elaborated on the covenant, zoning and uses (and how the covenant was put in place to forbid noxious uses - noting that the appeal would be a forum to assert BVSCA's rights as a signatory to the covenant, and to the benefit of neighbors and BVSCA members. Questions were raised about whether other appeals of a similar nature by others in the neighborhood would be heard at the same meeting, and whether we could join together on the fees to save on costs. It was clarified that each appeal has an appeal number that requires a separate fee. Steve noted that the BZA had expressed an interest in streamlining the appeals if those appealing agreed that this was appropriate. The appealing

parties have indicated an interest in having a parallel arrangement. Additional points were raised by the neighborhood that this was an important matter for the neighborhood and that this should be supported fully, and would be an appropriate and justified use of civic association funds. Paul motioned that BVSCA should support the payment of the administrative fee in BVSCA's overall support of the appeal, and this was seconded by Sharon. Maurya offered a friendly amendment that given the timing of the next steps on setting a date for an appeal and any possibility that the fee would change, possibly increase, that the Executive Committee be authorized to adjust the fee amount and payment arrangements. Paul accepted the amendment, Sharon seconded. The full set of attendees voted with 17 in favor, no objections, and no abstentions. The next steps will be for Treasurer Giang Dang and President Jim Rosen to determine the procedural steps in making payment - directly via credit card, check, or payment by a member and reimbursement.

- **GMU Noise Exception.** We learned that GMU was granted a construction noise ordinance exception by the County Board - with hours from 9pm to 5am work. We are trying to determine what this is about. There was speculation that it might be about putting the wall panels next to the FDIC building. Henry noted that this should have come before the Civic Association. Concern was expressed that this should be investigated so that it does not become a precedent setting matter. Randy will follow up with staff what this was about - as staff would have made the approval.
- **11th and Vermont.** Parking garage - almost completed.
- **APAH building.** Sharon shared that there was a recent meeting with APAH representatives, County staff, deputy chief of police, residents. Sharon debriefed on topics such as security, scarce playground issues, lighting, parking, noise, smoking, etc.
- **GLUP+ of Clarendon Presbyterian Church (Lyon Village).** Neil gave an update on the Lyon Village property. APAH is looking to redevelop the site with ~90 units for seniors. Nia observed that when this goes to LRPC, eventually, BVSCA would likely have a seat at the table. <https://www.arlnow.com/2023/10/04/clarendon-church-and-apah-float-plans-to-build-affordable-senior-housing/>
- **Macys and Holiday Inn.** Questions were raised on the status of these. There are no visible starts to work, but it could be related to building permit timing, etc.
- **No updates for the following:**
  - Vernon Duplex
  - Staples Site
  - Fairfax and 10th St Intersection Improvements

- Airport Noise Group
- 1129 N. Utah Duplex
- Retail equivalent site plan amendments
- 3901 Fairfax Drive (Skanska)
- Ballston Station / APAH Construction
- St. Charles Borromeo Church
- The Modera at Clarendon (3415 Washington Blvd)
- Plan Langston Boulevard
- Harris Teeter

### Other Updates

- **Community Roundtable with the County Manager.** Randy reported that he attended the first roundtable. One of the major points of the discussion is that people were asked what the county does well and not well. Generally there was a sense that public safety is a positive. On criticisms, there was an overall view that civic association feedback was not considered adequately. Another item involved the budget - but there was not enough time to deal with the budget. The Manager noted the vacancy rate was an issue and the County is looking for 7% cuts to the budgets. It's assumed that residential tax rates will go up. There are some follow-up materials that went to Civic Association Presidents, as in the links here:
  - Civic Association President Toolkit (attached)
  - Six-Step Public Engagement [Guide](#) & [Poster](#)
  - Engaging With an Equity Lens (attached)
  - A Conversation on Equity [One-Pager](#)
  - Commercial Market Resiliency Initiative 2.0 [Fact Sheet](#)
  - Guide to the FY 2024 Adopted Budget: [English](#) and [Spanish](#)

There is another Roundtable Nov 9th from 7-8:30 - we are looking for a representative to attend.

- **Stormwater.** No major items reported.
- **Next Meeting is November 27th.**

### ADJOURN

- Randy Painter adjourned the meeting just after 8:00 pm.